



CITY OF AMESBURY IN THE YEAR TWO THOUSAND EIGHTEEN

SPONSORED BY: C. Kenneth Gray, Mayor **BILL No.** 2018-053

At the special meeting of the Amesbury City Council held on September 25, 2018 in the City Hall Auditorium the following action was taken:

Summary: This Order shall establish a District Improvement Program (DIF) and take other actions pursuant to the document titled City of Amesbury South Hunt Area District Improvement Financing Program District Designation and Base Value Establishment, dated July 2nd, 2018, amended August 30, 2018, which is hereby incorporated herein by reference. This DIF Program implements Mass. Gen. Laws Ch. 40Q District Improvement Financing. The following actions do not include the targeting of specific investments, or the request for approval of investments, or a percentage capture rate for the determination of revenue until such time as a capital plan is completed and adopted. Further, the following actions do not include authorizations for expenditures of funds, in any form or manner, without appropriation.

- **WHEREAS**, the developers of Global Property Developers Incorporated are proposing a 410,000 square-foot forty- million-dollar athletic facility, known as the Atlantic Sports Center, off South Hunt Road; and
- **WHEREAS**, beyond the taxation value, the Atlantic Center represents an economic magnet bringing in visitors for tournaments and events from around the nation, representing an economic ripple effect with a positive impact for local businesses supplying goods, services, and accommodations; and
- **WHEREAS**, the City has been fortunate to benefit from new growth, and has new opportunity with vacant City-owned land, in the area of South Hunt Road and Route 150, such as: Amesbury Heights, Hatters Point, Baileys Pond, Arc Technologies, Trader Allens, and Margaret Rice, all of which will create traffic impacts in the South Hunt Area; and
- **WHEREAS**, South Hunt Road is the primary roadway for access to the Atlantic Center, it serves other industrial and commercial properties, and is connected to Route 150 and interchanges off 495, and yet, it has not seen any major improvement by the City in decades; and
- **WHEREAS**, the City established the LEAD program (Leverage Economic Access for Development) to establish a proactive approach to creating access to development sites by addressing off-site constraints; and
- **WHEREAS**, the Mayor recommended and the City Council approved funding for traffic studies for the South Hunt Road Corridor, matched by Global Property Developers, to facilitate planning which will address the needs for current and future growth in the City; and
- **WHEREAS**, the City has approved Tax Increment Financing for the Atlantic Sports Center initiating the first step in the development financing process; and
- **Whereas:** The City of Amesbury has an opportunity to leverage new growth from development in the South Hunt Road and Route 150 area of the City; and

- **WHEREAS**, the City has applied for funds from the Commonwealth, known as MassWorks, to be augmented by the District Improvement Program as established herein; and
- **WHEREAS**, The District Improvement Program, as outlined in the document cited herein, will provide opportunities to leverage new growth to create traffic mitigation infrastructure which will manage impacts of the new growth; and

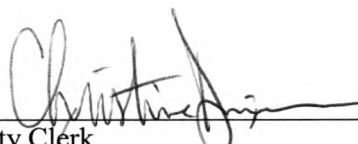
Now Therefore: This Order shall establish a District Improvement Program (DIF) and take other actions pursuant to the document titled City of Amesbury South Hunt Area District Improvement Financing Program District Designation and Base Value Establishment, dated July 2nd, 2018, amended August 30, 2018, with the Base Value as per the Assessors Certification, dated August 29th, which is incorporated herein by reference. The DIF shall fulfill the purpose of leveraging funds to improve, enhance, expand, or create new, roadway and other improvements pursuant to the above document as may be amended. **The Municipal Council shall hereby vote to:**

1. Approve the South Hunt Area Development District (the "District"), a Development District pursuant to Chapter 40Q of the M.G.L., which is approximately 505.53 acres, comprised of parcels as shown on the map, and as listed in the above referenced document;
2. Approve the South Hunt Area Invested Revenue District (the "IRD"), pursuant to Chapter 40Q of the M.G.L., which is approximately 505.53 acres, is coterminous with the Development District, and is comprised of parcels as shown on the map, and as listed in Appendix C of the above referenced document;
3. Designate the City of Amesbury Department of Community and Economic Development as the administrator of the District, working in concert with the Amesbury Economic Incentives Committee as outlined in the above document;
4. Request, through the Mayor, that City of Amesbury Assessor Department establish and certify the Original assessed value of the taxable property within the boundaries of the District and, on an annual basis, certify the amount by which the assessed value has increased or decreased from the original value;
5. Authorizes said Department of Community and Economic Development to take other action in connection with the approval of the District.


Councilor Pamela Gilday moved to accept the revised version of the order from Bill Scott, which incorporated some grammatical changes recommended by the Ordinance Committee, with the addition that any occurrence of "above" in the Summary be changed to "following" since the Summary was moved to the beginning of the Order. Councilor Donna McClure seconded. A vote was taken and it was unanimous with 8 present.

Councilor Mary Louise Bartley moved to approve 2018-053. Councilor Donna McClure seconded. A roll call vote was taken and it was unanimous with 8 present.

Witness my hand and seal for the City of Amesbury this 26th day of September, 2018



City Clerk



Mayor

9/26/2018

Date